064.A	0002	0051.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	699,500 /	699,500
					USE VALUE:	699,500 /	699,500
					ASSESSED:	699,500 /	699,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		RANGELEY RD, ARLINGTON

OWNERSHIP

Unit #: 51B

Owner 1:	MCCARTHY DANIEL J &	
Owner 2:	HODIN DEBORAH L	
Owner 3:		
Street 1:	51 RANGELEY ROAD UNIT 51B	
Street 2:		
Twn/City:	ARLI NGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	COSTELLO CHRISTOPHER S -
Owner 2:	-
Street 1:	51 RANGELEY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Vinyl Exterior and 2092 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	695,600	3,900		699,500
Total Card	0.000	695,600	3,900		699,500
Total Parcel	0.000	695,600	3,900		699,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.37 | /Parcel: 334.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 271980
GIS Ref:
GIS Ref:
Insp Date: 07/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 064.A-0002-0051.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	685,400	3900	.		689,300	689,300	Year End Roll	12/18/2019
2019	102	FV	600,800	3900	.		604,700	604,700	Year End Roll	1/3/2019
2018	102	FV	533,100	3900	.		537,000	537,000	Year End Roll	12/20/2017
2017	102	FV	487,400	3900	.		491,300	491,300	Year End Roll	1/3/2017
2016	102	FV	487,400	3900	.		491,300	491,300	Year End	1/4/2016
2015	102	FV	451,600	3900	.		455,500	455,500	Year End Roll	12/11/2014
2014	102	FV	454,400	3900	.		458,300	458,300	Year End Roll	12/16/2013
2013	102	FV	454,400	3900	.		458,300	458,300		12/13/2012

!15241!

PRINT

Date	Time
12/11/20	04:59:09

LAST REV

Date	Time
07/24/18	08:56:24

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15241

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COSTELLO CHRIST	45303-528		6/1/2005		532,500	No	No		

USER DEFINED

Prior Id # 1:	41261
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	Measured	DGM	D Mann
3/23/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7755													G7	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	51.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.15191197
Const Adj.:	0.98990101
Adj $ / SQ:	336.382
Other Features:	114000
Grade Factor:	1.10
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	854509
Depreciation:	158939
Depreciated Total:	695570

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 2				Baths: 2			HB 1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	2	1
Totals			
1	8	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	351.52
Special Features:	0	Val/Su Net:	332.50
Final Total:	695600	Val/Su SzAd	332.50

SKETCH

UnSketched SubAreas:
GLA: 2092,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,092	336.380	703,712

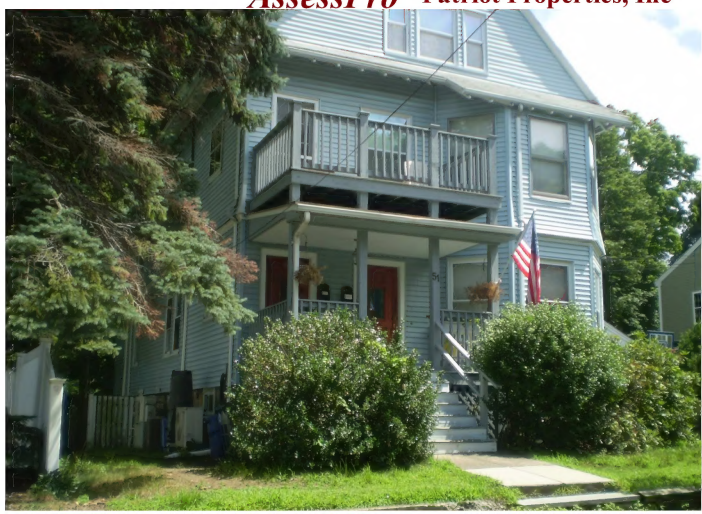
Net Sketched Area:	2,092		Total:	703,712	
Size Ad	2092	Gross Are	2092	FinArea	2092

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 064.A-0002-0051.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	A	GD	1912	27.50	T	30	102			3,900			3,900

More:	N	Total Yard Items:	3,900	Total Special Featues:		Total:	3,900